

STAMFORD PLANNING BOARD
REGULAR MEETING MINUTES #3752
TUESDAY, JULY 3, 2012
7TH FLOOR LAND USE CONFERENCE AREA,
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Theresa Dell, Chairperson, Roger Quick, Michael Totilo, Dudley Williams and Jay Tepper. Present for staff was Todd Dumais.

Mrs. Dell called the meeting to order at 7:00pm and introduced the Board Members. She seated Alternate, Mr. Tepper in place of missing Board Member Claire Fishman.

Regular Meeting

URC Plan Amendment Request:

Amendment to Urban Renewal Plan for the Southeast Quadrant Urban Renewal Project requesting approval of six (6) amendments to the existing Southeast Quadrant Urban Renewal Project.

Attorney William Hennessey along with Richard Redniss were present on behalf of Trinity Financial in Boston. He explained that his client is seeking to build the long stalled Park Square West project. Mr. Hennessey then provided the Board with some of the history of the site and how it is a URC parcel which they will reuse from downtown redevelopment begun in the 1960's. The parcels in addition to Zoning have a control similar to Zoning over them in the SE Quadrant Plan and part of the reason they are here before the Board tonight is to make some minor amendments to that Plan. Mr. Hennessey added that their goal is to get this, the smallest and easiest portion of the project, before the Board of Representatives next Monday evening. He noted that they will have to come back to the Planning Board for many components of this project: real estate agreement with Cor-gen, lease of parking spaces in the City's garage; real estate agreement with the City; and set of Zoning Applications. It's their goal to finalize all these within the next week.

Attorney Hennessey described the specific plan amendments to the South East Quadrant Plan before the Board. He outlined the deal and asked the Board to think about the information. With the Board's approvals his client hoped to be under construction by year's end.

Patrick Lee, Principle Trinity Financial, Inc. thanked the Board members noting it was July 3rd right before the holiday. He explained how his company wanted to step into the shoes of the previous developer to build Park Square West. Mr. Lee explained that his firm is 25-years old firm and has built 6,800 housing units mostly in Massachusetts and Rhode Island but did construct 300 units in New Haven, CT. He commented that this development would provide dense development on this location and recognize this is a community where parking is much discussed, recently in adjusting parking ratios to enable developments like this to proceed. Their plan is to provide 417 spaces for their proposed 417 units. They've heard the City loud and clear on the BMR requirements and they've crafted a proposal to meet this. With their Phase III parcel, it gives Charter Oak Communities the opportunity to build 80 units through a defined 2-year option. They would provide them with \$2 million for the parcel and the balance of their BMR requirement (\$4.8 million).

Mr. Tepper asked if COC doesn't build them then none will be onsite? Mr. Lee said they want to be part of this community and that will fulfill the BMR obligation through a fee in lieu payment.

Frank Edwards from Trinity Financial showed the Board site plans and architectural renderings of the project. He described Phase 2 as a three year building project. The garage would be a 12 month project. Phase 4 would start on month 13 and complete on month 36. Phase 4 is also a two year project. Phase 2 consists of a 15-story building with amenity spaces consisting of all studio's, one and two bedroom units a total of 210 units with exteriors of a combination of brick on precast metal panels. It will look like a building that belongs in Center City. There will be 207 units of housing in Phase 4 which is an 18 story building about 220 feet tall.

The Board asked questions about access to the parking garage and noted a concern that it will not be connected or covered.

Mrs. Dell asked what made COC decide to go forward with affordable units and not build this themselves? Attorney Hennessey said this was an attractive site for COC and their BMR requirement was 26 units. They have since come back to them and said the timeframe is further in the future. They are trying to honor the original relationship with COC and timeframe.

Rachel Goldberg, URC, described the precise plan amendments. She noted that six specific items that were proposed to change in the plan: 1) unit density, 2) height restriction went from 14 stories up to 19; 3) deletion of statement regarding the garage because they have already built it.

Mr. Totilo said URC is more stringent on building heights.

Ms. Goldberg continued with 4) technical acknowledgement that public parking has been provided; 5) change in parking plan to go from 1.2 spaces per unit to 1 per Zoning. And 6) final change is end date to the project to be compliant with HUD documents and plans.

Ms. Goldberg said plan as amended has to be confirmed by the Planning Board that it is consistent with the Master Plan.

Mr. Quick asked about parking; current open lots; where will this parking go? Attorney Hennessey said into the garage.

Mrs. Dell asked about the parking garage associated with the project itself will have an impact on existing spaces? Attorney Hennessey said there is an extra capacity in the garage.

Laure Aubuchon, Economic Development Director said the City is in favor of the project and hopes to gain all approvals by August 6. Patrick Lee builds the highest quality projects and they've seen them throughout Boston. She feels this would be a great project for the City.

Mr. Totilo moved to recommend approval of the request. Mr. Williams seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

Zoning Board Referral:

Application 212-08 – GERSHMAN BROWN CROWLEY, INC., 221 & 229 Hope Street, requesting Special Exception approval of a large scale development to redevelop the existing "CVS Shopping Center" located at 221-229 Hope Street in the C-N district with a new 14,691 s.f. CVS building and associated site improvements.

Mrs. Dell introduced the application.

Attorney Jacqueline Kaufman, present on behalf of the Applicant presented the application. She distributed photo conditions of the site in question. They are before the Planning Board for Large Scale Development Special Exception as referred by the Zoning Board. They will remove the multi-tenanted CVS building on Hope Street and replace it with a new CVS building. CVS has been at this location for roughly 25 years. She explained that this project is in the Glenbrook neighborhood in MP Category 7 and then discussed the specific improvements to the site and noted the new site plan conforms to all underlying Zoning.

Mr. Williams asked if the other stores would disappear? Attorney Kaufman said yes.

Attorney Kaufman discussed Category 7 and its purpose and how this conforms. The two existing curb cuts will remain but be reduced a bit.

Mr. Quick had a question about the intersection of the driveway on Rock Springs and asked if that would remain? Attorney Kaufman discussed specifics of the site plan, the compactor location and noise.

Mr. Quick had a question on site lighting.

Mrs. Dell asked about store hours. Attorney Kaufman said 8am to 10pm.

Attorney Kaufman said they've proposed an all brick façade with white cornices and white backing. They've discussed ways to make the brickwork more interesting and are proposing to greatly improve the amount of landscaping.

Mrs. Dell questioned drive-in hours and asked if the store needed to stay open because it's a family neighborhood in the rear.

Mr. Quick had a question about noise of idling cars waiting in the drive-through. A discussion of on noise levels from cars and speakers in a drive-through followed.

Mr. Williams said he was concerned about the south portion of the building and asked if they could do something with it.

Mrs. Dell noted the building looks like a warehouse and reviewed the difference from the High Ridge Road CVS building. Mrs. Dell asked if they were going to lower the lighting levels based on the neighborhood

Mr. Williams moved to recommend approval of the application with comments in the approval letter to the Zoning Board about lighting, noise, architecture, hours, front door design, landscaping and sidewalk plantings. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

Zoning Board of Appeals Referrals:

ZBA Appl. 039-12 – Hariskov requesting variances of Section 6A and setbacks to permit the expansion of an existing nonconforming detached garage in a front yard located at 25 Jay Road in a R-10 district

After a brief discussion, Mr. Tepper moved to recommend approval of the variance. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

ZBA Appl. 040-12 – Shea requesting variances of Section 6A and setbacks to construct a front porch addition and pergola to be located in a front yard of an existing home located at 4 Westminster Road in a R-20 zoning district.

Mrs. Dell read the application into the record.

After a brief discussion, Mr. Williams moved to recommend approval of the variance. Mr. Totilo seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

ZBA Appl. 041-12 – Lucier requesting front yard a variances to construct a proposed 7'x10' addition to an existing home located at 354 Haig Avenue in a R-10 zoning district.

Mr. Dumais briefly introduced the application to the Board.

After a brief discussion, Mr. Quick moved to recommend approval of the variance. Mr. Tepper seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

ZBA Appl. 042-12 – Leeuwen requesting a variance of side yard setbacks to construct additions to an existing home located at 18 Lanark Road in the R-7 ½ zoning district.

Mr. Dumais briefly introduced the application to the Board.

After a brief discussion, Mr. Williams moved to recommend approval of the variance with the inclusion of additional screening. Mr. Quick seconded the motion and it passed unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

Planning Board Meeting Minutes:

Meeting of 6/28/12

Mrs. Dell tabled these minutes to a future meeting date.

Meeting of 6/26/12

Mr. Tepper moved to approve the minutes as submitted. Mr. Totilo seconded the motion and the minutes were approved unanimously with the eligible members present voting, 5-0 (Dell, Quick, Totilo, Williams and Tepper).

Old Business

New Business

There being no further business, Mrs. Dell adjourned the meeting at 9:30 pm.

Respectfully Submitted,

Theresa Dell, Chair
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.